

SUMMARY OF FINAL ACTION
BY
BOARD OF COUNTY COMMISSIONERS

ADOPTED APRIL 2012 CYCLE STANDARD AMENDMENTS
TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
FOR MIAMI-DADE COUNTY
(Ordinance No. 13-26; March 6, 2013)

Prepared by the
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INTRODUCTION

This report presents Application Nos. 2 and 4, standard amendments to the Comprehensive Development Master Plan (CDMP) that were adopted by the Miami-Dade Board of County Commissioners (Board) on March 6, 2013 (Ordinance No. 13-26) as part of the April 2012 CDMP Amendment Cycle. Application No. 2 is an amendment to the CDMP Adopted 2015 and 2025 Land Use Plan (LUP) map and Application No. 4 is an amendment to the CDMP Land Use Element text.

Summary of Final Actions

Included in this report (on page 1) is a section titled "Summary of Final Actions by the Board of County Commissioners on April 2012 Cycle Applications to Amend the CDMP". The Summary of Final Actions outlines the requests of the April 2012 standard CDMP amendment Application Nos. 2 and 4, and lists the final actions taken by the Board on each of the adopted applications.

Adopted Standard CDMP Amendment Applications

Following the Summary of Final Actions is an individual presentation of each of the adopted April 2012 Cycle Standard CDMP Amendment Application Nos. 2 and 4, on pages 2 through 6. A description of each adopted application is presented along with illustrations of how they amend the CDMP LUP map and/or text.

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**SUMMARY OF FINAL ACTIONS
BY BOARD OF COUNTY COMMISSIONERS
ON APRIL 2012 CYCLE APPLICATIONS TO AMEND THE CDMP**

(Ordinance No. 13-26; Adopted March 6, 2013)

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE ELEMENT TEXT/ LAND USE PLAN MAP	Final Commission Action
2	<p>Applicant/Representative: Pan American Coral Terrace, LTD/ Juan J. Mayol, Jr.</p> <p>Location and Size: South side of SW 24 Street, and between SW 69 Court and SW 71 Avenue (±20 gross acres).</p> <p>Requested Amendment to the CDMP:</p> <ol style="list-style-type: none"> 1. Redesignate the application site From: Business and Office (±2.4 gross acres), and Industrial and Office (±17.6 gross acres) To: Business and Office 2. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP, as necessary, to include the new proffered Declaration of Restrictions, if accepted by the Board. 	<p>Adopt as Transmitted with Acceptance of Proffered Declaration of Restrictions</p>
4	<p>Applicant/Representative: FIR Investments, Corp./Felix M. Lasarte, Esq.</p> <p>Location: Open Land Subarea 1 on page I-63 of the CDMP.</p> <p>Requested Amendment to the CDMP Land Use Element Text:</p> <p>Revise the Land Use Element section titled "Open Land Subarea 1", on page I-63, to allow the currently prohibited activity of truck washing at the currently prohibited activity of truck washing at commercial vehicle facilities within the subarea.</p>	<p>Adopt as Transmitted With Further Changes recommended by staff and requested by the Applicant [Further changes deletes 'etc.', changes distance criteria to 1400 feet and clarifies the applicability of the violations provision]</p>

**APRIL 2012 CYCLE
STANDARD AMENDMENT APPLICATION NO. 2
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS
Ordinance No. 13-26; Adopted March 6, 2013**

Applicant

Pan American Coral Terrace, LTD.
150 Alhambra Circle, Suite 925
Coral Gables, Florida 33134

Applicant's Representative

Juan J. Mayol, Jr., Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 374-8500; (305) 679-6302 (fax)

Board of County Commissioners Final Action:

“Adopt as Transmitted with Acceptance of Proffered Declaration of Restrictions” by the Board of County Commissioners (Ordinance No. 13-26) as follows:

Description of Amendment as Adopted

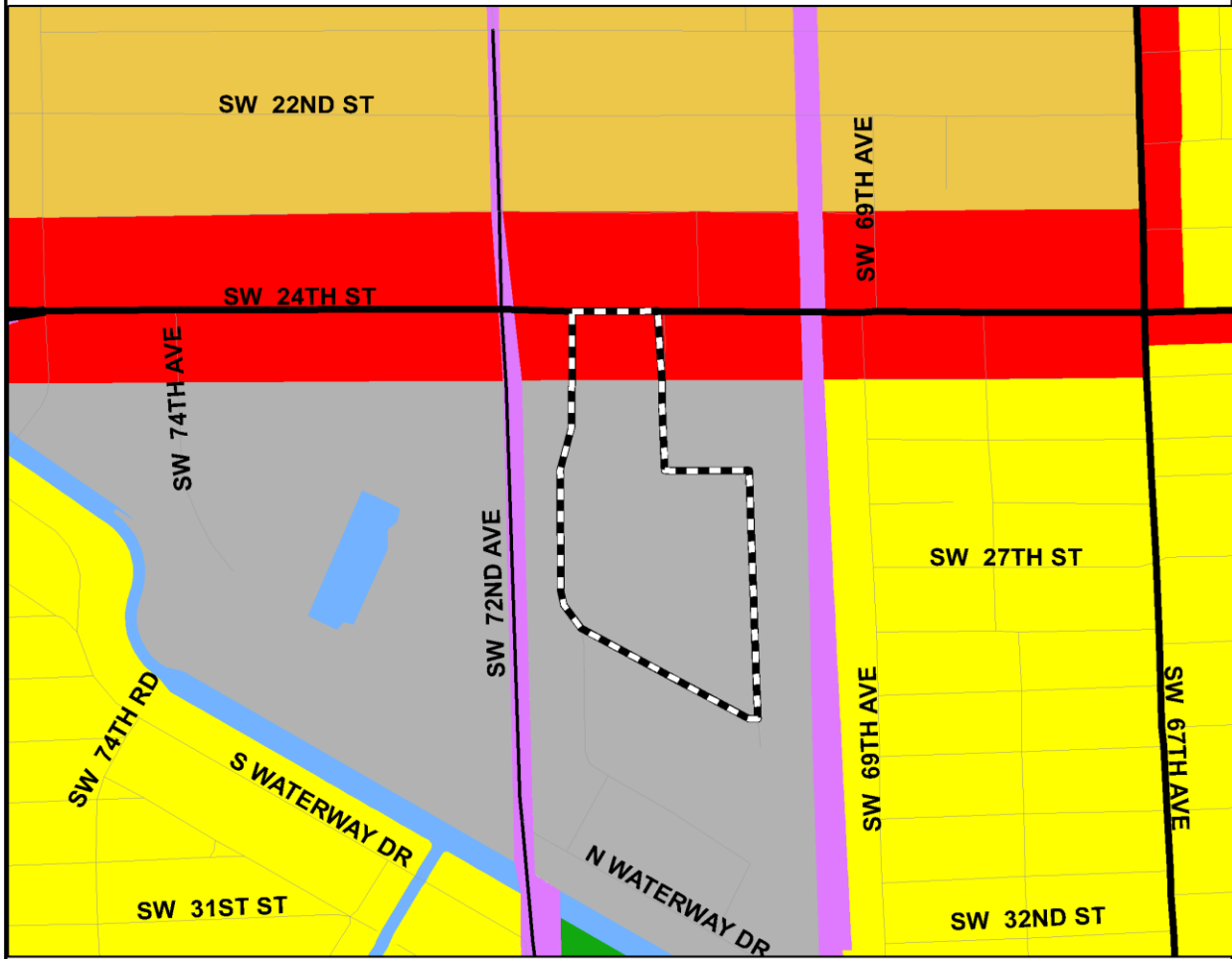
1. Redesignate the ±20-gross acre application site on the Adopted 2015-2025 CDMP Land Use Plan map as follows:
From: “Business and Office” (±2.4 gross acres), and “Industrial and Office” (±17.6 gross acres)
To: “Business and Office”
2. Revise the text of the Land Use Element of the CDMP to add the proffered Declaration of Restrictions to the Land Use Element table on Page I-74.1 of the CDMP titled “Restrictions Accepted by the Board of County Commissioners in Association with Land Use Plan Map Amendments.” (See Table below)

Revise the Restrictions Table in the Land Use Element (page I-74.1) to include the following:

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>April</u> <u>2012-2013</u>	<u>2</u>	<u>South side of SW 24 Street, and between SW 69 Court and SW 71 Avenue</u> <u>(14-54-40)</u>	<u>Declaration of Restrictions</u>	<u>Restricts development to 200,000 square feet of such uses as may be permitted under the “Business and Office” land use designation and prohibits residential development on the property.</u>

The following pages present the Land Use Plan maps depicting the CDMP land use designation change on the application site.

APPLICATION NO. 2 CURRENT CDMP LAND USE



APPLICATION AREA

CDMP LAND USE

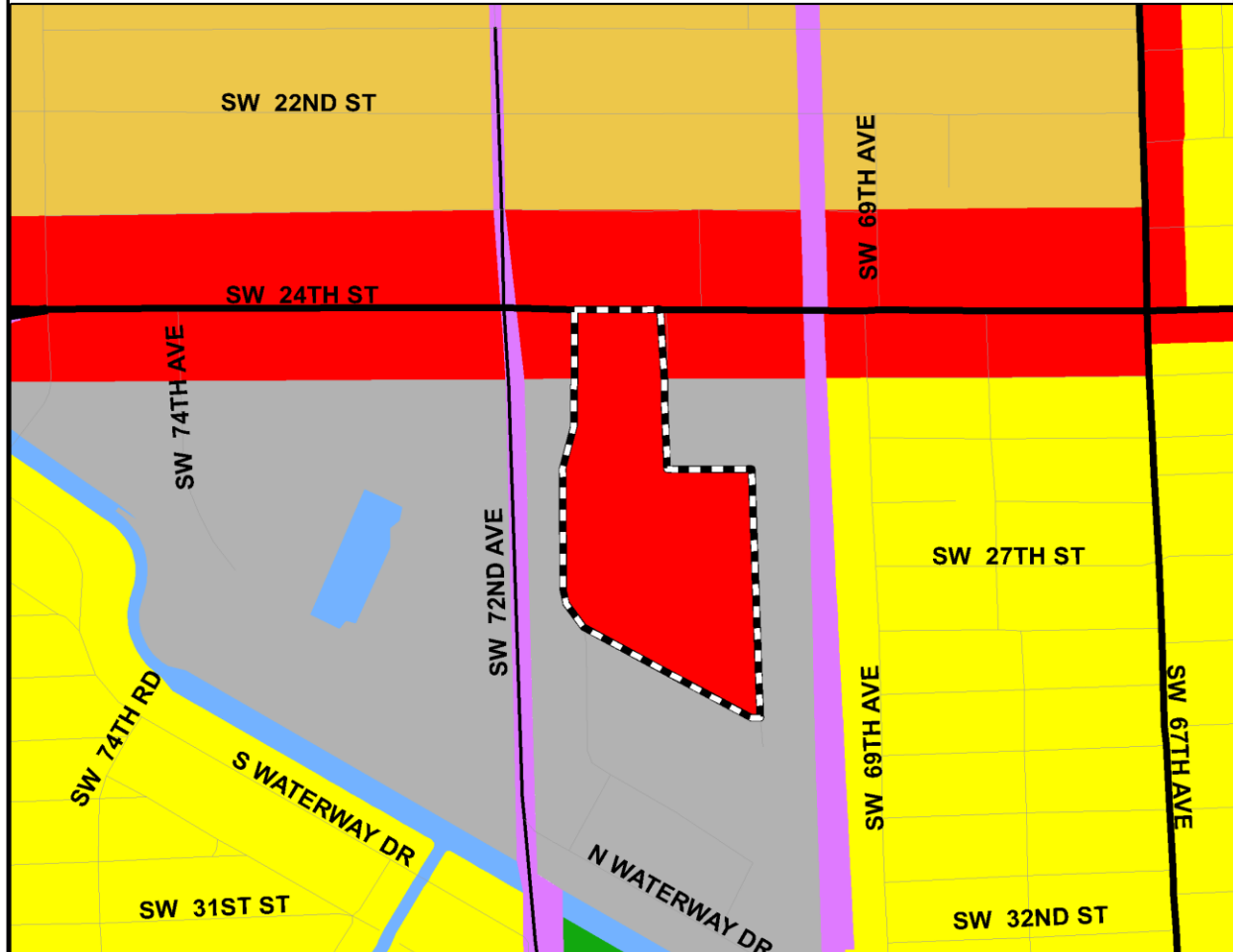
- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)

Source: Miami-Dade County
Department of Regulatory and Economic Resources
June 2012

0 0.125 0.25
Miles



APPLICATION NO. 2 ADOPTED FUTURE LAND USE PLAN MAP



APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
December 2012

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)

0 0.125 0.25
Miles



**APRIL 2012 CYCLE
STANDARD AMENDMENT APPLICATION NO. 4
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS
Ordinance No. 13-26; Adopted March 6, 2013**

Applicant

FIR Investments, Corporation
c/o Felix I. Rodriguez
315 Atlantic Isle
Sunny Isles Beach, Florida 33160

Applicant's Representative

Felix Lasarte, Esq
The Lasarte Law Firm
3470 NW 82 Avenue, Suite 660
Doral, Florida 33122

Board of County Commissioners Final Action:

“Adopt as Transmitted With Further Changes recommended by staff and requested by the Applicant [Further changes deletes ‘etc.’, changes distance criteria to 1400 feet and clarifies the applicability of the violations provision]” (Ordinance No. 13-26)

Description of Amendment as Adopted

Revise the Land Use Element section titled “Open Land Subarea 1”, on page I-63 to read as follows:¹

Open Land Subarea 1 (Snake-Biscayne Canal Basin). This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, nurseries and tree farms, agriculture production¹ and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in this subarea: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities). It is provided that such parking and storage uses shall be allowed only on properties larger than 20 acres, under a single ownership, and located within the area of an arc no more than 7000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension so long as the property does not abut is not located within ~~[[500]]~~ >>1,400<< feet of a body of water, canal, >>or<< lake ~~[[etc.]]~~ >>as measured from the top of bank.<< Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from ~~DERM the Division of Environmental Resources Management in the Department of Permitting,~~

¹ Single underlined and double underlined words are proposed additions. ~~Single stricken through and double stricken through~~ words are proposed deletions. Further changes made since the Board of County Commissioners' transmittal hearing are shown with ~~[[double stricken through and double bracketed]]~~ words for deletions, and >>double underlined and double arrowed<< words for additions. All other words exist in the Plan and will remain unchanged.

~~Environment and Regulatory Affairs~~ Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) mechanical repair or maintenance of any kind, ~~including truck washing~~, shall be prohibited; ~~and~~ (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; and (e) truck washing shall be permitted as an ancillary use at commercial vehicle storage facilities provided that the truck washing shall be done with 100% recyclable water systems as approved by the Division of Environmental Resources Management in The Department of Permitting, Environment and Regulatory Affairs; Regulatory and Economic Resources; truck washing services shall only be provided for trucks stored at the commercial vehicle storage facilities for at least 4 hours; truck washing shall be conducted only in fully enclosed buildings as approved by the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources; facilities shall allow inspections ~~[[without notice]]~~ >>at any time during operating hours<<; facilities shall provide secondary containment surrounding all storage tanks; and be subject to required quarterly groundwater quality monitoring. In addition, if a violation of these provisions >>related to truck parking and truck washing<< or the operating conditions is found on a property on three separate occasions within a three year period, truck washing shall no longer be permitted on the subject property. >>The County, by ordinance, shall provide a process to reestablish the use, taking into account any change in ownership, the nature of the violation, and a period of repose for the property.<< Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.